

**MONDAY, NOVEMBER 1, 2021  
CITY COUNCIL MEETING  
Regular meeting 7:00 pm  
COUNCIL CHAMBERS  
33568 EAST COLUMBIA AVENUE  
SCAPPOOSE, OREGON 97056**

**Call to Order**

Mayor Burge called the meeting to order at 7:00 p.m.

**Pledge of Allegiance**

**Roll Call**

Scott Burge	Mayor	Alexandra Rains	City Manager
Megan Greisen	Council President	Shaun Davis	Interim Police Chief
Joel Haugen	Councilor	Susan M. Reeves	City Recorder
Brandon Lesowske	Councilor	Dave Sukau	Public Works Director
Pete McHugh	Councilor	Isaac Butman	Program Analyst Intern
Tyler Miller	Councilor		
Peter Watts	Legal Counsel		

**Also present:** Fire Chief Jeff Pricher (left at 7:53 pm); Josh Marks, Alex Tardif; Scappoose Fire District Board President, Dave Sorenson; Scappoose Fire Board Director, Mark Gift; and CCET Director Paul Vogel (arrived at 7:49 p.m.).

**Remote:** Councilor Josh Poling, Mike Coxlong; Mike Fletcher; Anna Del Savio (Columbia County Spotlight); Brady Prehiem; Nancy Ward; Tammy Maygra (joined 8:19 pm) and three unknown callers.

**Approval of the Agenda**

Mayor Burge adjourned the agenda to move agenda item #6 after the consent agenda.

Councilor Haugen moved, and Councilor Lesowske seconded the motion to approve the agenda as amended. Motion passed (7-0). Mayor Burge, aye; Council President Greisen, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; Councilor McHugh, aye and Councilor Miller, aye.

**Public Comment**

Robert Backus, Scappoose, explained he has some quick remarks mostly about the article he wrote in the Spotlight. He explained this is titled "Why can't Scappoose have nice things?". He stated it is an opinion that many others like he has, born out of frustration and disappointment. He explained in the days following the article he received dozens of messages of support and little to no pushback. He stated the article poses many questions like how is that one of the wealthiest cities in the State, the third wealthiest according to one site, a town that is growing and plans to continue to grow, does not have a parks and rec department. A city that sees about 164 rainy days a year but still does not have any form of artificial turf for athletics or recreation. A city that borders a beautiful river but does not have developed beach access. A tight-knit community despite not having a consistent annual event or holiday festivities. He stated forget the pool, we don't even have an outdoor basketball court. He stated we have two tennis courts on school grounds that seem to never have working lights. No pickleball, no rec center, no frisbee golf, the list goes on. He stated new state of the art schools seem to be popping up throughout the Willamette Valley every single year, yet our middle school was built when Hoover was President. He was able to find the exact year because it was included in a 2019 article published in the Oregonian titled "Oregon's dirtiest and worst maintained schools as seen by teachers". He stated yes, the School District has their own problems and should be held accountable, however it does not make the situation any easier when the City treats the schools as a de facto parks and rec department. He stated yet there is no coordination or communication between each other. People may see Scappoose as a rural low-income community but that is simply not the case. Some don't want Scappoose to grow because then we will lose the values that this town is known for, however, he believes if we are not growing then we are slowly dying. It is time to lose the apathy and the can't do attitudes that have plagued the city for years. To paraphrase a quote from one of his favorite politicians Robert F. Kennedy, "Some people see things as they are and ask why, others dream of things that never were and ask why not". He stated so he sits here asking why not, why not Scappoose? Like how he ended his article the question is no longer where is the money, because it's there. The question now is, where is the political will?

Mayor Burge thanked Robert.

Brady Prehiem explained he would like to comment on agenda item #5. He stated he is opposed to this. He explained the enterprise zone was created to allow this company, Cascades Tissue, to save some taxes and come into the community. They spent over \$4,000,000 by their own admission and the offset of the tax revenue was supposed to be made up by creating local prevailing wage jobs and they haven't done it. He stated you will hear Mr. Vogel here telling them about it was Covid and all that. He stated we know that number one, they make tissue, tissue was in huge demand and while the local plant does mainly do commercial tissue, it certainly wouldn't have taken much work for them to retool that to fill the shelves with toilet paper which we all know experienced a huge shortage. He stated now here they are after having a year of record profits asking for the citizens of Scappoose to pay and give them a tax break. He thinks they should be embarrassed. He stated it sort of follows up on the young man that was speaking about why don't you have nice things, it is because you're giving all your money away to corporations like Cascades Tissues who haven't met their end of the

commitment and it's pretty simple, you meet your end of the committee or you don't, and if you don't, then you pay the taxes. He stated for a company that made, by their admission, like \$670,000,000 asking the City of Scappoose and surrounding communities to give you \$225,000 in tax breaks, he thinks it should be an embarrassment to them. He urges Council to say no to their request and tell them that's just not a wise use of your money, you can use it for things within your own City. He stated the City needs the money way more than this corporation. He also finds it slightly distasteful that Mr. Vogel actually gets a percentage of whatever he saves them for his own budget. He doesn't think that should be allowed. He thanked Council for their time.

Mayor Burge thanked Brady.

### **Consent Agenda - October 18, 2021 Council Work Session minutes and October 18, 2021 City Council meeting minutes**

Councilor Haugen moved, and Council President Greisen seconded the motion to approve the Consent Agenda - October 18, 2021 Council Work Session minutes and October 18, 2021 City Council meeting minutes. Motion passed (7-0). Mayor Burge, aye; Council President Greisen, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; Councilor McHugh, aye and Councilor Miller, aye.

### **New Radio System**

Councilor Tyler Miller stated as you know, he wrote a very lengthy memo about the radio system topic and rather than rehash everything that is in there, because it is technical and he doesn't want to waste time here tonight, he first wants to ask if there are any questions from Council about what they read. He stated then if Chief Pricher is willing or wanting to he would also like to open it up to him. He knows he has had an opportunity to read it and he thinks if he is willing, he would give valuable context to the matter.

Chief Pricher asked are there specific questions or information you would like him to speak to, because it is a very broad topic, and it covers many different areas.

Councilor Miller replied you are aware of the Federal Engineering report that was completed on behalf or facilitated by the Columbia 911 Communications District. He would like to ask Chief Pricher if he has any concerns. He stated there is a Fire Defense Board in Columbia County as well, and he doesn't know Chief Pricher's position on that Board but if he feels comfortable in relaying the different concerns that the Fire Defense Board has brought forth also to give Council context, he thinks that would be great.

Chief Pricher explained the Scappoose Fire District has received the Federal Engineering report, a draft just like every other agency in the County. The Scappoose Fire District is also a member of the User Board, which is made up of users of the system and as such their assessment of the current Federal Engineering report made it so that they could not make a decision at this moment in time as to whether or not they support any of the options. He explained as he says that he needs to be specific in the context of that, the options that were presented are all decent options, but when they looked at the report, they are having a hard time comparing the difference between apples, oranges, potatoes, and onions, all very different things to talk about. He stated as a result they did have questions about all sorts of aspects of the Federal Engineering report. The Fire District, which is also a member of the Columbia County Fire Defense Board, which is made up of all the fire chiefs in the County, they got together and had a brief discussion and meeting on what each other's thoughts were on that Federal Engineering report. He stated as Councilor Miller alluded, he is not in the position of the Fire Defense Board Chief, so he cannot speak for all the other agencies that are members of that group, but he can say that they did share a lot of the points that were brought up in the memo that was to directed to the City Council. He explained the Fire Defense Board then got together with the Director of the Columbia County 911 District and they had a very lengthy meeting at which point they shared a lot of their questions, concerns and asked for information. He explained the Columbia County 911 Director has taken those questions and gone back to Federal Engineering and we are still waiting to hear the results on the bulk of them. He explained there is going to be a meeting coming up where Federal Engineering is going to be coming back out to talk to the various users about all these questions that have been brought up.

Councilor Miller explained, the Federal Engineering report has a coverage level of 60%. He asked Chief Pricher to explain what that coverage level would do for the Scappoose Fire District. He asked Chief Pricher if he could also discuss if there was any coverage about the fire pagers and how they use them and what happens if the pager doesn't go off.

Chief Pricher replied the 60% number, without looking at the document he can't remember where it referenced that. He stated there were a lot of different statistics in the Federal Engineering report talking about coverage of radios at the hip, as well as coverage via a mobile device. He explained coverage is a very significant concern for the Scappoose Fire District, specifically, the major transportation corridors are a concern for them; Scappoose/Vernonia Highway, certain places on Highway 30, where they see a higher-than-average call volume they want to make sure that they are able to reach out. He stated pagers are how the volunteers are notified of an emergency. He stated the pagers work off of tones, the tones are transmitted through the radio signal, and they basically trigger a noise that alerts the volunteers and their career staff that an emergency is occurring. He stated at this moment in time if they didn't have good coverage for pagers, they would be in trouble. He stated there have been occasions where pagers have not worked, depending on where volunteers lived, but he thinks you could safely say that is not something that is systemic to Scappoose Fire District, but most agencies in

the County as well as other counties, use the same sort of system that we have and as a result they also have a backup plan. He explained they use a different third-party paging service that utilizes the CAD system and sends information to their phones and tablets. He stated, paging is a huge component of what they do when it comes to response.

Councilor Miller explained he did get the actual coverage maps that Federal Engineering provided to Columbia County 911 Communications District and the thing of it is that they throw maps in these engineering reports that are on an eight and a half by eleven piece of paper and for our County, which is 656 square miles, unless you zoom in, you just see a lot of colors but you can't actually see the coverage levels on these different streets and roads unless you're able to zoom in. He got the KMZ files that are able to be opened in Google Earth and you can zoom down in and what he found was there were gaps in coverage within the actual City limits, where there was no coverage at all, not even mobile. He explained in the recommended system, Federal Engineering did recommend one of the systems around \$19,500,000 and it gave 60% coverage as presented. He explained areas of the Urban Growth Boundary had no coverage at all to include mobile radio coverage. He explained Scappoose Vernonia Highway had portions that were not covered. He stated the significance of this is if there's an emergency and you have first responders responding and if Life Flight needs to be activated, and he has witnessed this himself, they can't activate it because they have no radio coverage. He stated this is a very significant issue. He stated the safety of our community, in his opinion, should be Council's number one priority, should be any council's priority. He stated he thinks this warrants us doing our own independent study to make sure that we get the answers that we need. He would also like to bring in Legal Counsel Peter Watts and City Manager Alexandra Rains if they have any comments on this as well.

Legal Counsel Peter Watts replied as you could probably guess since he wrote his executive summary, he has been getting a lot of phone calls related to radio, which is interesting because he really doesn't know much about radio. He explained he was contacted by folks in Clatsop County that are interested in piggybacking on this. He explained to them that it is the City Council's decision, not his. He stated one of the things he was tasked with is to see if there is money for this, and there is never a guarantee for anything, but what he would tell you is that he has had conversations with elected officials and what he has learned is there are multiple trenches of ARPA funds that may be returned to the Treasury.

City Manager Alexandra Rains explained she wants to emphasize she is concerned with the safety of our police officers, and our first responders in general. She does hope that we can do whatever we can to make sure they have the best coverage possible so that they are safe, which is really important. She explained it does concern her, particularly with our staff, that they might be put in harm's way because of some kind of coverage issue.

Councilor Haugen thanked Councilor Miller for bringing this to our attention. He stated this is clearly a serious issue but it's systemic, it extends to Clatsop County, Tillamook and parts of Washington County and so we should be all on the same page and the County in general should be participating in this. He doesn't understand quite why it is the role of Scappoose to push this through.

Chief Pricher stated just a clarification, the Fire District is here working as a partner with the City, but we are not here to drive any alternative changes at this moment in time because they have not been asked to do so. He explained the important thing moving forward is that the severity or the challenge that we are faced with is something that you can't rush.

Council President Greisen talked about the suggested motion regarding an engineering study needing to take place and that our City Manager is going to hire that engineering team to complete that evaluation of the radio system, correct? She is not doubting that the City Manager isn't capable of that, is it her or our responsibility to find an engineering team to complete that evaluation? She asked is that within our purview. She explained, she completely trusts City Manager Rains, but again, we're talking about this being a massive County wide problem. She explained the engineering study is going to cost about \$125,000 to \$150,000 and Council is being asked tonight to use our ARPA funds to do that. She stated again, this is a County issue, not a City issue. She is not saying it is their deal and not ours, this is completely our deal, and she is happy to take ownership over this issue, but she just has some open-ended questions for leaders in the room.

Legal Counsel Peter Watts replied, we would go out for an RFP for engineering services. He stated our goal would be to find the money for this, if this is something Council wants to do.

Interim Chief Davis stated he is concerned if the City does hire a firm, will the 911 Board even look at it? He stated there are a lot of questions.

Mayor Burge asked, does us hiring a firm get us anywhere or is there still the possibility that we could use funds to help 911 to a more in-depth study?

City Manager Alexandra Rains replied she doesn't know if that conversation has been had.

Chief Pricher stated he thinks this is an important opportunity to show the first responders that their safety is of utmost concern to the community that they are here to protect. He stated based on what we have done this evening, having a meeting in collaboration with the Council it might be prudent to also take the same steps with the 911 District, in the spirit of collaboration moving forward where there is some sort of partnership where the City could help spearhead finding funds, but then work those funds through the 911 District if they were willing to help

this out. He stated in order for communication to be successful, we need to be collaborative in our approach.

Councilor Miller stated he keeps hearing it is a County issue and he does agree it is, but we are here to talk about the City of Scappoose and whether it be a County issue or isolated to the City of Scappoose, it still affects our citizens within our city limits, and our first responders. He stated to preface it that it's a County issue, that is true but does that really change anything about the safety aspect to our community. He doesn't think that it does. He explained the reason why it has gotten where it is at, and he was hoping not to go down this road, was because the 911 Director went and said here's four systems you can look at and you can only look at these four systems. He stated that is not how an engineering study is done with a radio system. For those who don't know, he has extensive history with communications systems, and he is deferred to often on this subject matter. He stated the point of this is we need information; we need independent information from a reliable source that we can count on. That was the point of this request. We cannot control the information that we are going to get from an engineer if it's coming from a third party. So, at the end of the day, if this doesn't get approved what we have to be comfortable with is deferring that service to somebody else, trusting them, and then also getting behind their multi-million dollar request for a 20-year system that as of right now only gives the first responders 60% and it is woefully deficient in their coverage. He doesn't think we will get the information we need unless we go out and get the information ourselves.

Council President Greisen asked just to clarify, whatever system they choose that's what we will use. We are not able to pick our own system and use what we want. We all fall under what they choose. She stated it's not like we could have our own system, correct?

Interim Police Chief Davis replied he thinks we could, but it would cost the City too much. He stated we could potentially partner with another agency, but that would take a lot of discussion, if they would even be willing to do that and that would put Scappoose in an island away from the rest of the County.

Council President Greisen replied with that, that is why she is not prepared to vote on this matter tonight because it seems like there is someone out there making decisions that we don't have control over. She explained 911 could pick a system before we get the report on what should happen. She is all in favor of doing this work, but she is not going to sign off on \$150,000 to hire a company when we're in the middle of doing work and they've made their decision. She feels like we are missing a step here and that is talking with 911 Communications. She asked, have we told them we are doing this, please stop everything and hold, because she can't trust that that is going to happen and we're just spending a bunch of money and they already made their choice. To her, that doesn't seem fiscally responsible.

Councilor Miller stated in his memo, it mentions that he has reached out to everyone of their Board Members and their Executive Director, and they have not responded at all.

Chief Pricher stated if you're feeling you don't have enough information to make a decision tonight, similar to us not having enough information to actually pick a radio system, then caution is not a bad thing. He explained, the radio system is not what they expect it to be right now. He stated it has been that way for many years. He asked does that make it right for them to continue going down this path where they could be in harm's way? Probably not, but they don't have the money. He can't push another Government entity into doing something when we are a partner with that Government entity. He is not going to take a side on what the City should do unless his bosses tell him he needs to take a side. He thinks the best he can do is say they echo the same concerns that were identified in Councilor Miller's memo to Council. He would think 911's goal would be to have everybody on board when they do make a final decision. He thinks these conversations are healthy. He stated we need to continue this dialogue, we need to work together as partners, the City and the Fire District, in making sure our voices are heard with the 911 District through the channels that we are afforded and if we miss an opportunity at a meeting, we have every right to go to one of the monthly board meetings and voice our concerns.

Councilor McHugh thanked Councilor Miller for bringing this to our attention. He feels like there is a piece of information missing.

Council President Greisen asked, if we feel we should have the 911 District in front of Council at the next session?

Councilor Haugen stated this is an issue that we can't ignore but as Chief Pricher noted, you can't rush this stuff. We need to be deliberate and diligent in the process. He stated having a work session with the 911 District in addition to the Fire District and the County Sheriff he thinks would be very productive. He stated what he would suggest as our next step to have a work session as soon as possible.

Councilor McHugh stated he seconds what Councilor Haugen said.

Councilor Lesowske thanked Councilor Miller for his time and efforts on what he presented to them. He is very much oriented in safety first. He stated when he thinks about those who serve our community, they should be the ones that have as many resources available to them as possible that would give them the best safety to provide our community. He does agree that, as Chief Pricher has indicated, that we as leaders need to be collaborative in that nature. He thinks that there are conversations and dialogue that needs to take place, but he also agrees that we as a community can be a leader on this particular topic because he thinks it actually impacts us greatly compared to a vast majority of the rest of the geography of the County for the District.



He agrees that we should take the next step of having conversations through a work session with representatives from the 911 District and that hopefully, collaboratively, we can identify what that need is to help get us over this barrier to know that Scappoose is leading that charge really makes him feel that people are looking to Scappoose. He wants to make sure we are taking the steps in the right direction and not overstepping certain aspects of that process. He is in full support of those next conversations and also, he is in support of if there are dollars that we have and they are interested in moving forward with another engineering study, that we take the lead on particular conversations and the funding mechanisms to provide that.

Councilor Miller does want to point out one thing, which is in his memo, is there were two emails that went out to Executive Director Fletcher, who chose not to respond to either email. He also sent emails to multiple Board of Directors who also did not respond for whatever reason. He stated if we can get them to sit and talk to the City about the way that it's being illustrated there, then by all means he thinks we should do that, but their behavior so far has not illustrated that they are willing to do that.

Council President Greisen moved, and Councilor McHugh seconded the motion that Council authorize City Manager Rains to make contact and set up a meeting with the 911 Communication District, as soon as possible.

Councilor Haugen would also like to include the Columbia County Sheriff and other vested interested parties in this process.

Motion passed (7-0). Mayor Burge, aye; Council President Greisen, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; Councilor McHugh, aye and Councilor Miller, aye.

## **Old Business**

### **Purchase of Holiday Decorations**

Public Works Director Dave Sukau went over the staff report. The staff report states that there is a lack of Holiday Decorations within the Scappoose Community. The Scappoose Community Club currently decorates the Heritage Park / Watts House, park strip along Hwy30 near Heritage Park and the Totem Pole parcel. Public Works has identified additional locations that could be decorated. These locations include banners along Hwy 30, lighted decorations along E. Columbia or other primary routes, streetlight decorating around City Hall, etc. At the October 18th City Council Meeting, Public Works Director, Dave Sukau, inquired if Council was interested in purchasing holiday decorations for use within the Community. Council expressed interest and directed Staff to gather additional information regarding various decorations and their pricing. Council also directed Staff to seek additional funding sources and target a \$5,000

limit. Staff is recommending the purchase of 32 banners to be hung along Hwy 30 and 20 red bows (24") to be installed on light poles near City Hall, etc.

Councilor Lesowske asked how long would the banners be out?

Public Works Director Dave Sukau stated, he was thinking about a month.

Councilor Haugen asked if the logo could be incorporated into this?

Public Works Director Dave Sukau replied he could check into that.

Council President Greisen stated, not everyone celebrates the holiday of Christmas but there is a general idea of a holiday season, and that people have different celebrations within that. Her thought was maybe having a banner with a snowflake that says welcome to Scappoose.

Councilor Lesowske stated he would agree with Council President Greisen's comment in regard to making this as inclusive as possible.

Councilor Poling concurs with Council President Greisen. He thinks the snowflake would be a good direction to start.

Councilor McHugh likes the idea of having it more seasonal. He thinks it is going to be difficult for Council at this point and time to put this together. He asked if they could have one or two Councilors who could work with Dave?

Council President Greisen replied she could work with Dave.

Councilor Lesowske moved, and Councilor Haugen seconded the motion that Council authorize City Manager Rains and staff to purchase 32 holiday banner decorations, to be used within the community, with the support of Council President Greisen in the decision making of which banner.

Councilor McHugh would like to invite someone from the Watts House and Community Club to a meeting to discuss the banners.

Motion passed (7-0). Mayor Burge, aye; Council President Greisen, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; Councilor McHugh, aye and Councilor Miller, aye.

#### **Ordinance No. 897: Amendments to Municipal Code Chapter 2.04, Council Meetings**

City Attorney Peter Watts explained staff went back and made additional edits per Council's request. He stated this would be the first reading.

Councilor Haugen moved, and Council President Greisen seconded the motion that Council adopt Ordinance No. 897: An Ordinance of the City of Scappoose Amending Scappoose Municipal Code 2.04 Regulating Council Rules.

Mayor Burge read it for the first time. Ordinance No. 897: An Ordinance of the City of Scappoose Amending Scappoose Municipal Code 2.04 Regulating Council Rules.

### **New Business**

#### **Rail Study Update**

Scott Jensen, Port of Columbia County, explained he wanted to talk about the rail study. He explained the Columbia County Rail Safety and Mobility Study was to look at the different crossings throughout the County. He stated this was a really innovative public-private partnership. He stated most every City, the County, and multiple private businesses have all contributed to this. He stated we know that we have a rail line, and it is not well understood. He explained there is no discussion of wait time or anything, it just doesn't figure into standard traffic planning and most of the employment lands are opposite the highway from across the rail. He stated this is an economic development and definitely a safety issue with so many schools being so close to the rail line and the highway. He explained in January 2020 they got a bunch of people together. He explained the process they went through, and they were just about to set dates for their public engagement in March of 2020 and that didn't happen. They put the project on pause for a while and had to find some additional funding. They are starting right off with public engagement and that is why it was really important for him to be here. He explained they have put up the existing conditions memo on the Port's website. He explained they will be putting a survey up this week, and they have scheduled a virtual public question & answer session scheduled for Tuesday, November 16, at 7pm. He explained they want to get feedback from the public.

Mayor Burge thanked Scott for the update.

#### **Resolution No. 21-16: A Resolution of the City/Port/County Waiving Standard Enterprise Zone Tax Abatement's Employee Requirements Under Section 3, HB 2343 (2021) For Cascades Tissue Group-Oregon Converting, A Division of Cascades Holding U.S. Inc (Cascades), Located in the South Columbia County Enterprise Zone**

Brian Rosenthal, Scappoose, explained he came here to talk about this because it concerns him. He explained Scappoose is a pro-growth town and when we passed the UGB expansion several years ago he and others campaigned for it, and they all talked about the job creation and tax base creation this would create for us. He stated surprisingly it just barely passed. He stated one of his fears is if we do stuff like this, we'll take Scappoose from being a pro-growth town making Scappoose a non-pro-growth town, because people need to feel that it's to their benefit for growth to happen. He explained originally when they got this enterprise zone tax situation,

they promised to create jobs with good pay, and they haven't been able to do that for whatever reason. He stated he can't understand why they can't because they just raised their dividend by 50% two months ago. He stated their stock has almost doubled since the start of the pandemic, but they can't and that fine, that's their business decision. He explained if Council gives them this tax break you are telling them it is okay, don't worry about it. Meanwhile, we have movie theaters and restaurants and all these other businesses that are really struggling who are not getting tax breaks. There has to be a sense of fairness otherwise Scappoose will not continue to be a pro-growth town. How can you tell somebody who lives in a little three bedroom house here in town that they need to pay more for their water and sewer so a company that is raising their dividend 50 percent, a company that has sales in billions of dollars, a company that did not meet their obligations to the City, doesn't have to pay taxes? He thanked Council.

Council thanked Brian.

Paul Vogel explained he is here tonight as the Enterprise Zone Manager. He explained as you know, the Columbia Economic Team is the enterprise zone manager and they are partially funded through the betterment fund, so they advocate for enterprise owned companies as their partner, they don't represent them. He thanked Council for time on the agenda in addition to shuffling their agenda so he could also meet with the City of Vernonia. He also appreciates council taking up this action item which is a temporary employment waiver action and it's time sensitive because of the legislative mandate it's under which was authorized. There's only a brief window to act and a brief window to assist our company partners. He explained, although circumstances and this pandemic are exceptional actions like this resolution and this law is not that unusual in addressing them. He explained employment waivers were also temporarily enacted in the Great Recession about a decade ago. The HB2343 employment waiver is an acknowledgement of the economic realities and the impact the economic disruption is having on businesses. He stated, our legislature, which he thinks we could all agree could barely agree on anything last session. They did agree that providing this statutory opportunity to help enterprise zones help companies weather the storm and adjust in the economy was a priority. HB2343 was passed specifically to address enterprise zone qualified businesses for which attaining required employment levels and maintaining required employment levels is impacted by Covid. The investment still has to be made, the higher wages start to be paid and Business Oregon, which monitors enterprise zones, reports that more than 30 companies are similarly impacted cross the State. HB2343 is the Oregon legislature committing to work with business partners and the action proposed for resolution tonight would be the Columbia County Enterprise Zone sponsors and Economic Development partners also committing to working collaboratively with business partners and stakeholders under these exceptional circumstances. The resolution before you is to provide a good faith acknowledgement of these circumstances in a temporary two-year opportunity for cascade tissue to achieve just one of the required elements in order to retain the tax abatement approved by all six Columbia County enterprise zone sponsors in late 2020 and 2021. He explained the elements are that Cascades has already

committed a \$14 million investment and is paying 150% of annual covered wages to its employees. Cascade is acting in good faith. He explained where they're falling short is the required 10% increase in zone wide Cascade Tissue employment level for the first ten months of this year. HB2343 statutorily allows for a little more time to reach that level without the company losing the authorized abatement the zone sponsors approved. He explained further good faith is demonstrated by the fact that Cascades could have requested a construction and process or CIP designation while the equipment was being installed and made operational, but they didn't choose to do that, instead preferring to move forward as quickly as possible and in good faith to get the two new lines into production as soon as possible. He explained the economy and the market for their products has not been as ambitious or helpful. He stated while Cascades is a company diversified across many paper products these two new lines manufacture out of home products; commercial grade towels, napkins, etc. Primary customers for these products are offices and buildings, traditional workplaces where employees have not returned to work. Restaurants that have closed are limited in reopening, starved for workers and adjusted to using sanitizer as much as paper products and those are just two examples. He explained in this letter requesting consideration under HB2343 Cascade stated Covid-19 has significantly impacted Cascades sales as well as its production due in large part to limited demand for Cascades products in the away from home market. In 2020, Cascades sales for its US away from home business underperformed its projections by \$19,000,000. In addition, Cascades current production levels have been impacted by this diminished demand. Cascade Scappoose facility produced 521,000 cases less than it projected for the first two quarters of 2021. This decreased production represents a 22% reduction in Cascades anticipated production levels. Cascades has made good faith investments in Columbia County. Total investment to date is more than \$120,000,000 in capital expenditure alone, not payroll. More than \$60,000,000 in Scappoose alone. They pay more than 150% of annual covered average wages and employ close to 200 people in just their local plant operations and management, and the company purchased an extra 15 acres at its Scappoose site for a future phase two. With these investments, Enterprise Zone Sponsors have approved multiple two-year extended abatements that have worked as intended. Collaboratively helping expedite success during the startup with the greater good and long-term benefit in mind, as a result over the next three years approximately \$1,000,000 will be rolling into the tax base in various taxing districts or the Urban Renewal Districts. Which brings us back to the 2020 exemption and the employment waiver request we have. In late 2020 and early 2021, the six zone sponsors approved a two-year extended, total of five years abatement, request by Cascades for yet a new additional investment of \$14,000,000, good faith gesture and commitment by local partners to the company to encourage and facilitate its continued investment and job creation here. Cascades acting in that same good faith purchased and installed the equipment and started hiring. The market has not been kind. Four months later at reporting time in April, lines were not at full production due to market conditions. Cascades now needs more time to weather the market, expand sales, and get these two new lines up to full production. They are not asking for a free pass or to extend the exemption period, it stays at five years, only the limited two-year window

authorized by the Legislature for exactly these types of exceptional circumstances. In effect by its request, Cascades is acting in good faith on its commitment to increase employment, it wants to achieve that goal and the commitment of our communities and the Enterprise Zone Sponsors in the spirit of partnership, a partnership that has generated more than \$120,000,000 in investment and allow one more tax year for the markets to recover and Cascades to reach its full employment increase of just over twenty employees. By law, the statutory employment waiver and Cascade's own commitment if the company isn't able to reach the requirement in tax year 2023, their approved exemption or abatement will be denied. The investment will immediately go fully to the tax rolls. If there is any question why we're here bringing this to the sponsors, that is on him as the zone manager. The abatement exemption had been unanimously approved by all sponsors and this request wouldn't change the tax increment implications at all, including not extending them. He proceeded on this as an administrative matter because he has been fortunate in his experience in Columbia County in that collectively they do and must work collaboratively to help out businesses, stakeholders and each other succeed. They provide a hand when needed to help get things done, we fill gaps when they need filling, help each other out to work through challenges and we work together through long-term visioning for success and the greater good. This Council has demonstrated that again and again through Covid grants supporting the business center and many other things. As the Enterprise Zone Manager acting on the request of a partner, we're asking the zone sponsors to recognize the circumstances which we can all see and are all feeling and honor our business partners request, work together collaboratively honoring the mutual commitments made, striving to fulfill the one remaining small gap the employee count for just two allowable tax years. Reaching that target employee number will signal economic recovery and market recovery, increased employment, and a good use of a multi-million-dollar investment already made, a shared success for all stakeholders. He stated we ask that the City Council, as one of the zone sponsors, authorize a temporary statutory employment waiver request for Cascades Tissues most recent investment.

Councilor Haugen stated Cascades Tissue will still have fourteen months to meet their employment goal. He stated he is wondering how a profitable company, as Mr. Rosenthal mentioned, why they can't come up with some type of formulation to meet their employment goals in the next fourteen months.

Paul Vogel replied by law, the jobs have to be associated with this particular investment. Cascades is a global company diversified geographically, diversified across all product lines. He stated this is one investment in two lines, the jobs have to be associated here.

Councilor President Greisen asked how many of the enterprise sponsors need to approve this to make it work?

Paul Vogel replied, all six.

Councilor Miller asked out of the 21 employees how many have they actually hired?

Paul Vogel replied he doesn't know for sure, but it is somewhere about half of that. He stated they have been in production, but they are well below production.

Councilor McHugh stated he doesn't get how the pandemic has affected Cascade Tissue. He stated, it seems like everything they sell is in more popular demand than it ever was.

Paul Vogel replied these are out of home products, as these are commercial products.

Councilor Poling asked if the extension is not met by 2020 is there a requirement that the taxes that would have been paid in 2021/2022 be paid back?

Paul Vogel replied it is not an extension, it is more of a moratorium but if they don't reach that number by the end of 2022, then their property tax abatement that was approved is denied. He stated so that would go on the tax roll, and they wouldn't get any more exemptions. He believes it would be for the three years going forward.

Councilor Lesowske stated if this were to go to a vote, he would vote nay at this point.

Councilor Miller stated there are like eight days left before this has to be decided on and we don't really have enough time to get more information on this before the next Council meeting. He is really curious about employee levels.

Mayor Burge stated he has mixed feelings. He stated this is specific to new equipment that came in. He thinks for the market it was brought in for he thinks there was good faith by Cascade to try to do it, but offices were closed, so there was no market. He stated he is kind of okay with giving them a chance. He stated how many restaurants are closed on certain days because they don't have the staff. He stated it looks like all this does is give them extra time to get to that staff level. He leans towards a yes vote.

Paul Vogel stated it is in Cascades best interest to get the staffing and get the full production, it is in the community's best interest to do that. He stated it all comes together if they get to that level. He explained Cascade has made a lot of investment here and they have fulfilled multiple enterprise zone exemptions and started money rolling back on the tax rolls. Cascades has been a good investor here for quite some time.

Councilor Miller asked how many of the sponsors are still pending?

Paul Vogel replied three after tonight. He explained the Port of Columbia County and the City of Vernonia have approved this.

Legal Counsel Peter Watts stated to Council if you were to say no you would essentially be vetoing it. He explained as Paul Vogel explained there are several partners, a couple who have already approved this, and think that it is necessary and something that should be done.

Council President Greisen moved, and Councilor Miller seconded the motion to extend the Council meeting past 9:00 p.m. Motion passed (7-0). Mayor Burge, aye; Council President Greisen, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; Councilor McHugh, aye and Councilor Miller, aye.

Councilor Miller asked if Cascade Tissue has increased, at any point, on the residential side?

Paul Vogel replied he doesn't know the answer to that. He stated they have exemptions related to some of that equipment that they have to maintain at a minimum.

Councilor Haugen stated this is an opportunity, by not passing this, that we can help motivate Cascade to come up with a solution to this and meet the obligations and then save those tax dollars for their shareholders.

Paul Vogel stated if you don't support this, then they will be denied.

Councilor Miller stated for him he needs to firm this up a little bit, we're all on the same page that if we don't pass this then they have really no incentive to meet the hiring quota deadline, right?

Mayor Burge replied no, because they are denied from the date extension.

Council President Greisen replied that is her perspective as well.

Councilor Miller stated when you put it into that context it makes sense to him to grant this because we do want them to hire more people.

Councilor Lesowske replied his argument to that would be that Cascade agreed to be able to say that they could hire twenty-one staff members. He stated you would hope that a global industry as large as Cascade Tissue to understand what their staffing needs were and knowing if they were able to reach that or not. He stated granted, he understands that the pandemic has changed things. He explained when driving by their facility three months ago they had "now hiring" signs, but now those signs are down. It makes him question what are they doing now to recruit employees if they have this need. He is wondering what that extra ten months does for them, does it incentivize them or does it give them more time in the sense of more time for them to make business decisions for their stockholders, essentially. He wants to make sure we



are doing what's best for our community, not just solely what's best for business that is within our community.

Paul Vogel explained Cascade wants to be at full production and these two lines are dragging the Scappoose plant down and that is what this resolution is associated with.

Council President Greisen explained she doesn't agree that there are a lot of people out there that want to work. She explained people that she personally knows that have help wanted/now hiring and setting up interviews, people are turning in applications, but then they don't show up to the interview because of the government incentives right now as well as unemployment. They just have to show that they are seeking employment. She stated there is a major problem right now with people trying to hire and needing help and nobody's coming to the table. She feels for businesses that are trying to hire.

Legal Counsel Peter Watts explained Council could approve this contingent upon the other jurisdictions approving it.

Councilor Poling for him, as a company, he would rather invest money into employees rather than pay taxes and if that is what would be required of him in order to avoid taxes for another fourteen months, he would make that decision full-heartedly. He stated if that means we are going to create more jobs in our County and not just in our County but in our City, he is all for this.

Councilor Miller stated he thinks by rejecting this we are basically doing the opposite; we are not encouraging them to keep hiring so he thinks each one of us needs to decide what is really important here. He stated there are some things that we all don't like but we need to focus on what is really important and move forward with this. He stated to him, it is the jobs and encouraging the jobs.

Councilor Poling moved, and Councilor Miller seconded the motion that Council adopt Resolution No. 21-16: A Resolution of the City/Port/County Waiving Standard Enterprise Zone Tax Abatement's Employee Requirements Under Section 3, HB 2343 (2021) For Cascades Tissue Group-Oregon Converting, A Division of Cascades Holding U.S. Inc (Cascades), Located in the South Columbia County Enterprise Zone. Motion passed (4-3). Mayor Burge, aye; Council President Greisen, aye; Councilor Poling, aye; and Councilor Miller, aye. Councilor Haugen, nay; Councilor Lesowske, nay; and Councilor McHugh, nay.

Councilor Lesowske thanked Paul.

### **Annual Community Event**

Program Analyst Intern Isaac Butman went over the staff report. The report explains that after the Scappoose 100-Year Celebration there was conversation and interest in the Community and from City Council about hosting an annual community event. At the August 18, 2021, City Council Meeting there were multiple comments regarding how excited the community was to have an event in their own city again, and about how there were hopes that an event would happen in Scappoose again in the future, preferably annually. During the 100-Year Celebration debrief meeting on September 16, 2021, these sentiments were echoed by members of the 100-Year Celebration Ad Hoc Committee and community members. In addition, there were many valuable notes on potential improvements made during this meeting. On October 7, 2021, a small group of community stakeholders met to discuss how an annual event might benefit from some of the lessons learned, and how a future event might be possible. This report is meant to provide context to a discussion about *if* and *how* the City of Scappoose might be involved in future annual events. By all measures, the Scappoose 100-Year Celebration was a resounding success. This event saw attendance similar per-capita to that of Portland's City Fest, a 6k/10k run that far exceeded expectations and brought far more participants than the best projections estimated, over 50 unique donors and dozens of other in-kind backings, over 100 vendors, 10 musical acts, and a true mobilization of the Scappoose community. Treadway Events, the event management company for the Scappoose 100-Year Celebration, attendees at the debrief meeting, and stakeholders from the most recent meeting all identified opportunities and recommendations for future events:

- Sharpening the focus of an annual event.
- Holding the event at a single location.
- Streamlining and better control of the event budget.
- Earlier coordination with professional event planning and management services.
- Making a beer garden, if there is one, that is open to families when allowable under OLCC requirements.
- Hold a single day event and scale up if there is capacity to do so.
- Work with professional social media marketing on a marketing strategy, especially if the event is targeted at those outside Scappoose.
- If power is needed, start the rental process earlier, and set aside sufficient budget for this.

City Staff have also learned lessons with respect to event management and the capacity necessary to host a successful event. While Staff is always willing and happy to assist where directed, and enthusiastic about helping put on community events, playing the key organizing, planning, management, and implementation role for the Scappoose 100-Year Celebration proved difficult to balance with staff workloads. The Scappoose 100-Year Event took 24-30 hours of time per week for the Program Analyst Intern for the six months prior to the event. Major tasks included staffing the Ad Hoc Committee and weekly public meetings, assisting with individual committee members' work on the event, coordinating with the Event Planner, coordinating and managing the City's part in the event, and other administrative and implementation tasks. Additional time and resources were spent by Public Works staff, administrative staff, the Finance Administrator, and others to help implement the event.

It is Staff's opinion that if an annual event was to be produced in-house by the City, that professional event management services would be necessary to run a successful event, while managing to complete the other critical work of the City. The Scappoose 100-Year event took approximately 600 hours of staff time to produce, amounting to a part time employee for six months managing the event planning, the committee, and all the administrative details. An annual event could be planned and implemented by professional event managers in concert with local community groups and organizers without impacting staff's ability to deliver on critical projects and the basic workload of running a city. Event management companies typically charge 15% to 20% of the event's budget to manage these types of community events. For example, if there were a budget of \$10,000 for an annual event, \$1,500-\$2,000 would be spent on an event management company. Additional revenues would come from vendor fees, potential beer garden entries, potential profit sharing, merchandise sales, and sponsorships. It would be advantageous for an annual event to break even, and ideally, be self-sustaining. An alternative scenario for an event would be for the City to grant an event budget to a community group, who would then take on the responsibility, and risk, of organizing a community event. In this scenario the community group would need to apply for a special event permit and carry insurance for the event. It would be up to that community group to handle each aspect of the event. A nonprofit community group could be expected to successfully raise monetary donations for an event.

Councilor Haugen stated the doggie dash did not get included.

Council President Greisen thanked Isaac and the team for taking the time to reflect on such an important event and make it a priority to continue having community events, especially to have an annual yearly big notable event, so thank you for taking the lead on this. She thinks it is always on their goal list as a Council to have more community events. She explained the work in this report and in that event and the events to come are much appreciated, so thank you!

Isaac Butman replied that it was not him alone. He went over the recommendations. Given the positive community feedback from the Scappoose 100-Year Celebration Staff recommends that Council consider:

1. If Council would like to support an annual event.
2. If Council would like to support an annual event, staff recommends the following:
  - Determine whether or not to have a community organization plan the event.
  - Determine the budget. Staff would need to review the current budget and determine what is available this fiscal year. Budgeted funds for this Fiscal Year were spent on the 100-Year event. Events for the summer are usually planned at least 9 months in advance.
  - If the City plans the event, staff recommends that an event coordinator is hired to plan and manage the event, with the input of a small group of no more than three to four community advisors who can counsel the coordinator on local context and assist with donations and local funding.

City Manager Alexandra Rains explained it does sound like there is general interest in having a reoccurring event. She thinks from staff's perspective, since we did use budgeted funds from this fiscal year for the 100-year event, we would want to check to see where we could pull funds from since there weren't additional funds budgeted for this. She explained another thing that would be helpful to know also, is timing, was there a certain time of year the event should be held. She explained those aren't decisions that have to be made tonight, but they are the type of direction staff would be looking for so that we can come back with a more definite plan and maybe speak to an event planner that we could potentially hire.

Mayor Burge talked about the committee and staff to make the determination of what time of the year the event should happen.

Councilor Miller stated if we are going to make this an annual event, he encourages us to look at the possibility of trying to generate enough revenue to break even on the expenses, not to profit at all.

Councilor McHugh talked about having someone from the City, who is official, contact Treadway unless they want to go with somebody else, but he thinks we're all pretty much okay with Treadway and see how they see the next steps, and in the meantime, maybe we can try to figure out what dates are open. He stated the committee discussed having an event earlier than August.

Josette Hugo talked about past events and the third Saturday in September was always really successful. She talked about offering the event coordinator part of the vendor fee.

Councilor Miller talked about defining a scope of work for the management company.

Jeff Wiess stated he thinks the City needs to give serious consideration to branding. He also talked about the parking and inadequate electricity at Heritage Park.

Councilor McHugh moved, and Councilor Haugen seconded the motion that Council recommends the City Manager to enter into a discussion with Treadway about the best way to pursue an annual event for next year. In addition have staff check on dates for what options are available. Motion passed (7-0). Mayor Burge, aye; Council President Greisen, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; Councilor McHugh, aye and Councilor Miller, aye.

### **Electric Vehicle Charging Station Project**

Karl Webster, Columbia River PUD Field Engineer and Mike Aaron, Columbia River PUD Distribution Engineer, in addition to managing the Energy Services, are both present this evening.

Public Works Director Dave Sukau went over the staff report. The report explained staff is looking at the installation of EV Charging Station on SE 2nd St. between Watts House and the Scappoose Library. In May of this year, the City was approached by CRPUD with a project idea to install an Electric Vehicle (EV) charging station with two charging ports at or near City Hall. City and CRPUD Staff met and discussed a proposed location in the City Hall parking lot. As the CRPUD was working on the design, the CRPUD and City learned that Tesla Inc. was possibly interested in installing one of their charging stations in Scappoose. After receiving information on the required equipment necessary for both charging stations, Staff decided that the City Hall location would not be adequate and determined that SE 2nd St. near the Watts House would be a better fit (see Exhibit A). This City-owned location was identified as it is centrally located and could be expanded if needed. Representatives from the CRPUD, Tesla Inc., City Planning & Engineering and Public Works have all met at the proposed location and agree it would work for the proposed purpose. The site has adequate power available and is located in the public right of way. The site would require an easement from the City to allow the existing sidewalk to be shifted West to be routed around the charging equipment.

**FISCAL IMPACT:** To date, each party's tentative contribution is listed below:

- City of Scappoose - provide site and easement
- CRPUD - provide power infrastructure and two non-proprietary charging stations
- Tesla Inc. - provide necessary site improvements and four Tesla charging stations

Public Works Director Dave Sukau explained city Staff is seeking Council's approval of the proposed location for electric vehicle chargers and direction to proceed with drafting agreements with both the CRPUD and Tesla Inc. for the purpose of constructing electric vehicle charging stations near the Watts House.

Councilor Lesowske feels by installing this it would maybe encourage people from the Portland metro area to use Highway 30 as potentially a route for their trip. He explained if we could have them stop and they know they can have charging opportunities here in Scappoose that then they would maybe stay a while why their vehicle is charging. He explained maybe they would go look around Scappoose. He stated that is one of the opportunities that he sees here.

Mayor Burge also feels this is great for a destination point.

Public Works Director Dave Sukau stated the location is something that they felt would be a good fit.

Councilor McHugh stated he feels this is a good thing for our community to do and it is a good location.

Council President Greisen moved, and Councilor Lesowske seconded the motion that Council approve the proposed location for electric vehicle chargers and direct staff to proceed with drafting agreements with both the CRPUD and Tesla Inc. for the purpose of constructing electric vehicle charging stations near the Watts House. Motion passed (7-0). Mayor Burge, aye; Council President Greisen, aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; Councilor McHugh, aye and Councilor Miller, aye.

### **Street Light Upgrades**

Public Works Director Dave Sukau went over the staff report. He explained since 2017, the City has been working with the CRPUD to replace the outdated mercury vapor street lights and improve lighting on dark streets. With this work complete, Staff would like to move towards improving energy efficiency. In agency discussions between the CRPUD and the City regarding efficiency, Staff has learned that now is a great time to pursue these projects. With the current rebates on led light fixtures, material costs can be cut by approximately 35%. The initial cost of replacing all of the remaining high pressure sodium lights within the City (550 total) is estimated at \$206,910; \$44,880 would be refunded to the City via rebate, making the actual cost \$162,030. The CRPUD has evaluated the City of Scappoose's account and has calculated that the City would see returns on the investment in 5.8 years. City Staff believes this may even be quicker with the reduction of lighting repairs the City is currently facing. On average, 5-10 HPS fixtures are repaired per month. In addition to the financial benefits to the City by installing the new LED fixtures, City Staff believe the Community will benefit from the added security of the improved lighting. The new lights will provide a brighter and more focused pattern that will bring safety to the streets with reduced glow into neighboring homes. This project would be funded by the City's Street Budget. In the 2021-22 Budget, \$50,000 was identified for the purpose of LED Street Light Replacement. The remaining balance will be paid out the Fund's contingency. CRPUD is a non-profit agency and work will be based on actual cost. Therefore, the PUD may either issue a refund or require additional payment at the end of the project. Staff recommends Council authorize City Manager Rains to enter into agreement with the CRPUD for the purpose of LED street lighting upgrades.

Council President Greisen stated, just to clarify, when you say it would be funded by the City's street budget, where does that money come from?

Public Works Director Dave Sukau replied those funds come from the State Gas revenue.

Council President Greisen moved, and Councilor Lesowske seconded the motion that Council authorize City Manager Rains to enter into agreement with the CRPUD for the purpose of LED street lighting upgrades. Motion passed (7-0). Mayor Burge, aye; Council President Greisen,

aye; Councilor Haugen, aye; Councilor Poling, aye; Councilor Lesowske, aye; Councilor McHugh, aye and Councilor Miller, aye.

## **Announcements – information only**

### **Calendar**

### **Updates: City Manager, Police Chief, Councilors, and Mayor**

City Manager Rains explained she has tentatively picked February 12 for the Council retreat. She talked about the City's Halloween event that occurred and that we handed out about 100 bags. She thanked all the members of staff that came and participated with that.

Legal Counsel Watts explained he just wanted to point out that Scappoose is not the third richest city in the State of Oregon. He stated the most recent data he was able to find, which shows Scappoose is about 40% below many similarly sized jurisdictions. He thinks there is a lot of misinformation out there and people need to be realistic about the revenue that the City receives and how that can be spent. He hopes that the perception of Scappoose being the third richest City in the State of Oregon could be corrected. He stated it would be wonderful if it was true, but it is not.

Interim Police Chief Davis thanked Timmi Sue for organizing the Halloween event and City staff who helped out. It was a good turnout.

Councilor Poling stated it was nice seeing staff at the Halloween drive through.

Council President Greisen thanked Timmi Sue and staff for putting together an amazing Halloween package for her kids. She explained she went to the High School homecoming game with City Manager Rains.

Councilor Haugen thanked Dave and City staff for all they are doing.

Councilor Lesowske stated he too was at the High School homecoming game. He thanked City Manager Rains and said just having her presence at the community events meant a lot to him. He appreciates her getting out there and engaging with folks. He explained Halloween night he had the opportunity to go out with his children and it was just nice to see how many people were out and about.


Councilor McHugh stated it was nice to see Council President Greisen and City Manager Rains at the football game. He stated that is the kind of thing we like to see, and they appreciate that happening. He thanked Public Works Director Dave Sukau for all that he is doing.

## Adjournment

Mayor Burge adjourned the meeting at 9:58 p.m.

  
Mayor Scott Burge

Attest:

  
City Recorder Susan M. Reeves, MMC